

# Acquire

WORLD CLASS REAL ESTATE SERVICES

535 ZANG STREET, SUITE A  
BROOMFIELD, COLORADO

LEASE RATE: NEGOTIABLE



Restaurant  
Space  
for Lease



CALL  
PAIGE COKER HEIMAN,  
CCIM

EMAIL: [INFO@INSIDEACQUIRE.COM](mailto:INFO@INSIDEACQUIRE.COM)

P: 303.448.1400

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1400 FOLSOM STREET, SUITE 201

BOULDER, CO 80302

Information contained herein, while not guaranteed, is from sources we believe reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. It is your responsibility to independently confirm its accuracy and completeness.

## 535 Zang Street, Suite A, Broomfield, Colorado

Highly visible, street-level end cap space located within the Main Street at Flatiron development in Broomfield. Suite A is comprised of 2,219 RSF with an additional outdoor seating patio. As a former restaurant space, Suite A is equipped with grease trap making it ideal for a restaurant user. The building has ample parking and phenomenal signage capability. Located just a stone's throw from C.B. & Pott's and due south of Red Robin and PF Chang's at Flatiron Crossing Mall. Please call Listing Agent to setup a showing.

### LEASE INFORMATION

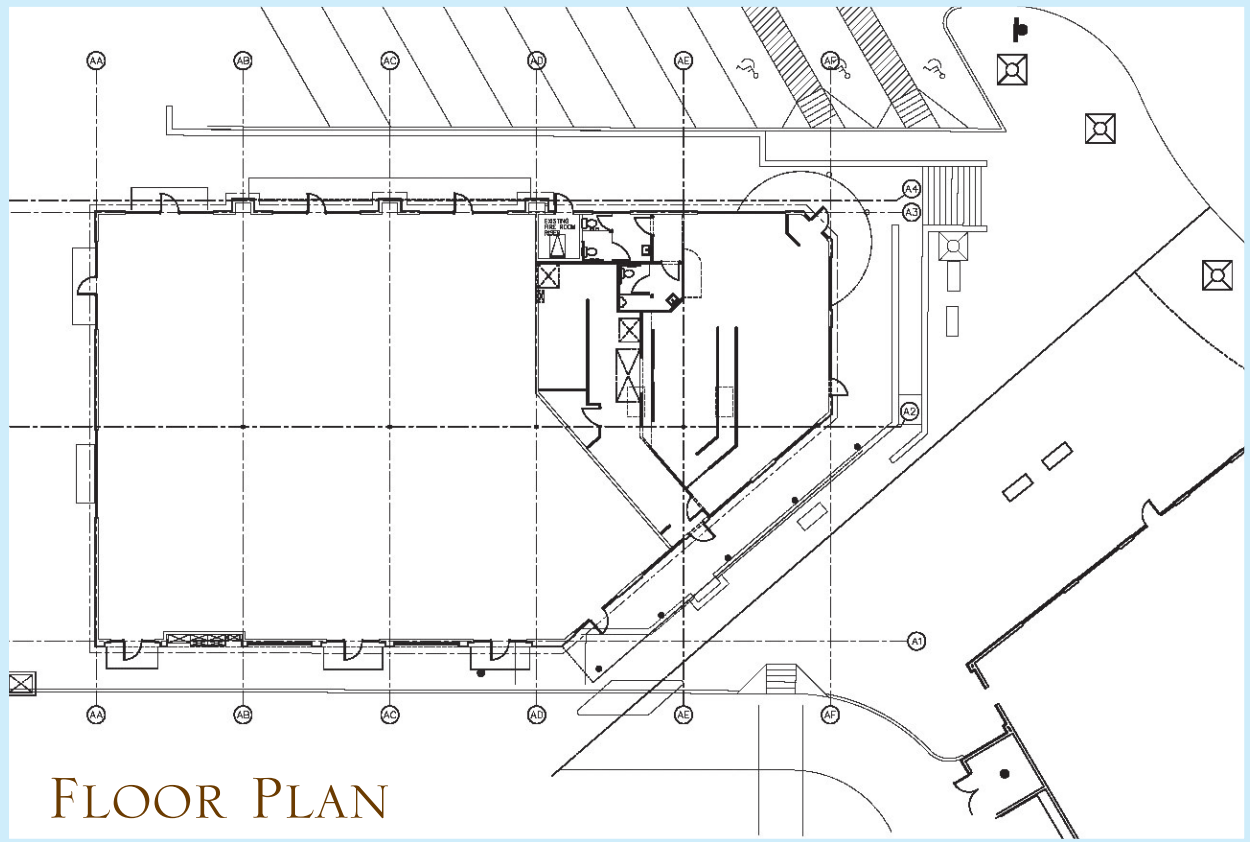
Suite A:	2,219 RSF
Available:	December 1, 2011
Lease Rate:	Negotiable
Operating Expenses:	Estimated at \$14.00/RSF, excluding utilities and janitorial
Zoning:	City of Broomfield, P.U.D. (subject to the terms and conditions of MidCities P.U.D.)
Year of Construction:	2001
City/County:	Broomfield/Broomfield

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FLOOR PLAN

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